

TRANSFER  
TAX  
PAIDWARRANTY DEED

030472

LEWIS J. GATES and SARAH S. GATES of Waterville, Maine for consideration paid, grant to <sup>(2)</sup>SHIRLEY L. BOYNTON of Smithfield, Maine with WARRANTY COVENANTS the land in Waterville, County of Kennebec, and State of Maine, bounded and described as follows, to wit:

The Unit known and designated as Unit 102 in RIDGEWOOD FOREST TOWNHOUSE CONDOMINIUM located in Waterville, Kennebec County, State of Maine, as shown on the Condominium Plat by Webster, Baldwin, Day and Rohman, Architects/Engineers, entitled "Ridgewood Forest Townhouse Condominiums", dated May 18, 1984 and filed in the Kennebec County Registry of Deeds in Plan File #E-85011. Specific reference is made to the RIDGEWOOD FOREST TOWNHOUSE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, as amended, which Declaration is dated January 31, 1985 and is recorded in said Registry of Deeds, in Book 2769, Page 33, and the same is incorporated by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium), as Exhibit D to the Declaration are recorded in said Registry in Plan Files #E-85012, #E-85013, #E-85014, #E-85015, #E-85016 and #E-85017.

Any and all rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

Being the same premises conveyed by warranty deed of Therese G. Sullivan to Lewis J. Gates and Sarah S. Gates dated May 3, 2000 and recorded in the Kennebec Registry of Deeds in Book 6196, Page 64.

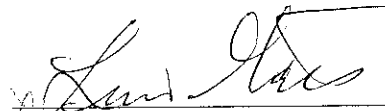
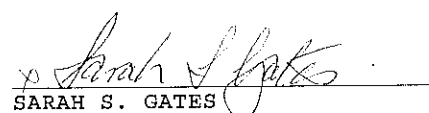
WITNESS our hands and seals on August 25, 2003.



WITNESS



WITNESS

  
LEWIS J. GATES  
SARAH S. GATES

32-64-2

BK 7590PG232

32-64-2

August 25, 2003

THE STATE OF MAINE  
Kennebec, ss.

Then personally appeared the above named LEWIS J. GATES and SARAH  
S. GATES and acknowledged the foregoing instrument to be their  
free act and deed.

Before me,



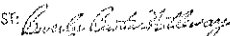
Notary Public

DAVID R. WHITTIER  
My Commission Expires  
August 30, 2007



RECEIVED KENNEBEC SS.

2003 AUG 26 AM 9:00

ATTEST:   
REGISTER OF DEEDS